

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers: VIPIN CHANDRA & SHALINI NAIETHANI
Telephone Res. / Bus: /
Decor Advisor: Caroline Rajcsanyi

Property: 32 Block FPhase: 1 of Plan -

Project: 2174372 ONTARIO LTD.

Model and Elevation: The Victoria (TB-3)

KITCHEN AND VANITIES

KITCHEN AND VANITIES	Cabinet	Counter	Hardware
Kitchen	Lv1 - Hudson - Ontario White	Lv1 - GR-San Gabriel	12881
Main Bathroom	Lv1 - Manchester Oak - Poppyseed	Calcutta Marble 4925K-07	12881
Ensuite Bathroom	Lv1 - Manchester Oak - Poppyseed	Calcutta Marble 4925K-07	12881
Rec Room Bath	Lv1 - Manchester Oak - Poppyseed	Calcutta Marble 4925K-07	12881
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Standard
		Kitchen Upper Height	77 cm - Standard

Stove opening – if not specified will be set to builders standard opening of approximately 30 in width

Fridge Opening – if not specified will be set to builders minimum opening of approximately 33 x71 height (townhouses)

- if not specified will be set to builders minimum opening of approximately 36 x 71 height (singles)

Counter top Edge

Kitchen

**Opt. Kitchen
Extras**

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PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	*1-Lam-Concerto-1/2x5x48in,Caruso Maple#54360031
Great Room	N/A	Bedroom 2	*1-Lam-Concerto-1/2x5x48in,Caruso Maple#54360031
Living / Formal Room	*1-Lam-Concerto-1/2x5x48in,Caruso Maple #54360031	Bedroom 3	*1-Lam-Concerto-1/2x5x48in,Caruso Maple#54360031
Dining Room	*1-Lam-Concerto-1/2x5x48in,Caruso Maple #54360031	Bedroom 4	N/A
Family Room	N/A		N/A
Main Hall	*1-Lam-Concerto-1/2x5x48in,Caruso Maple #54360031	GrndFlrStairs	*Oak
Main Stairs	*Oak	Rec Room	*1-Lam-Concerto-1/2x5x48in,Caruso Maple#54360031
Upper Hall	*1-Lam-Concerto-1/2x5x48in,Caruso Maple #54360031	Rec Room Hall	*1-Lam-Concerto-1/2x5x48in,Caruso Maple#54360031
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	Basement Landing	N/A
Library/Den/Study	N/A	Basement Stairs	N/A
In Law Suite	N/A		

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor

Underpad 2nd Floor

Underpad Main Stairs

NA

NA

NA

Opt. Flooring Extras

****GROUND FLOOR LANDING *** 1-Lam-Concerto-1/2x5x48in, Caruso Maple #54360031

FLOOR AND WALL TILES

FLOOR AND WALL TILES		Floor Tile	Wall Tile	Decor	Listello
Front Foyer	1-13x13, Serpentine White				
Main Hall	N/A				
Kitchen/Breakfast	1-13x13, Serpentine White		Kitchen Backsplash	N/A	<input type="checkbox"/> <input type="checkbox"/>
Powder Room	1-13x13, Serpentine White		Powdr Wall if Applicable	N/A	<input type="checkbox"/> <input type="checkbox"/>
Laundry	1-13x13, Serpentine White				

Decor Listello

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash		
Main Bathroom	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Rec Rm Bath	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
RecRmFoyer	1-13x13, Serpentine White	N/A	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Shower - Upgrade Floor

Opt. Tile Extras

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PLUMBING / FAUCETS

Powder Room	Standard	Laundry	Standard
Main Bath	Standard	Rec Room Bathroom	Standard
Master Ensuite	Standard		
2nd Ensuite	N/A		
R.I. Bath	**FINISHED 3 PC - GROUND FLOOR**		
Kitchen Sink	Standard		
Kitchen Faucet	Standard		
Drain for 2nd floor Laundry	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Waterline for fridge	<input checked="" type="radio"/> Yes <input type="radio"/> No		
Supply and install all toilet paper holders, towel bars and soap dishes	<input checked="" type="radio"/> Yes <input type="radio"/> No		

Whirlpool

Opt. Plumbing Extras

PAINTING

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
22 Warm Grey	Standard	*Stained as Floor	*Stained as Floor	*Stained as Floor
Opt. Paint Extras				

MISCELLANEOUS

Railing Style	RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.				
Opt. Garage Door	*Yes-Grade Permitting	Opt. Side Door	NA	Stair Type	*Oak
Interior Doors	Standard - Classique	Int. Door Hardware	*Pewter Knob	Ext. Door Hardware	Standard - Pewter Exterior package
		Trim Style	*1 - 2 3/4in Case & 4in Baseboard		Cold Cellar <input type="checkbox"/>
Smooth Ceiling 1st Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No		Basement Windows Upgrade	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Smooth Ceiling 2nd Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No				
Supply and Install Standard Mirrors	<input checked="" type="radio"/> Yes <input type="radio"/> No				
Misc.					

HEATING

Fireplace	Type	Mantle	Surround	Hearth
Air Conditioning	<input checked="" type="radio"/> Yes <input type="radio"/> No			
Hood Fan Duct	<input checked="" type="radio"/> 6 inch <input type="radio"/> 8 inch <input type="radio"/> 10 inch		Gas Provisions for BBQ	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Dryer	<input type="radio"/> Yes <input checked="" type="radio"/> No		Humidifier	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Stove	<input type="radio"/> Yes <input checked="" type="radio"/> No			

Exterior Colour Scheme:

Pre-selected By Vendor

NOTE: The Purchaser(s) agree(s) that:

- a) Colours of materials are as close as possible to Vendor's selections, but not necessarily identical due to variances in manufacturing or manufacturers.
- b) Purchaser(s) has checked and acknowledges accuracy of the above selections. Where omissions occur on the original colour selection sheet Purchaser(s) acknowledge that the Builder's selection will be final.
- c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in full.
- d) The Purchaser(s) further agrees that in the event that the Vendor has preselected colours prior to the purchase of the house, the prescribed colours are final not withstanding that the Purchaser may have completed a colour selection schedule.
- e) The Purchaser(s) Acknowledges that once this colour schedule is signed and dated, no changes, additions or deletions will be permitted other than re-selection due to unavailability.
- A \$350 (Per item) administration fee will apply to the above exceptions (if the change is possible).

This Interior Colour Selection is final and approved by:

Signature: [Signature] Date: May 12/2021

Printed 5/12/2021 11:12:10

Signature: [Signature] Date: May 12/2021
Builder's Agent: [Signature] Date: May 12/2021



Highcastle Homes Décor Centre Disclaimers

Lot#: 32 Block F Model: The Victoria (TB-3) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: VIPIN CHANDRA and SHALINI NAITHANI

TEL:

Through years of doing business, we at Highcastle Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Purchaser's Extras forms and all Interior Colour Scheme forms.

Fireplaces

Fireplace Marble: Due to the many variables that can affect the pattern and/or design, frequently the marble installed on the fireplace will not be identical to the samples. We will make every attempt to come as close to the samples as possible, but cannot be responsible for results which differ from the samples.

Ceramic Floor Tile

Many variables including variegation can affect tile colour, pattern and/or design which mean installed tiles may not be identical to the samples. We will make every attempt to come as close as possible, but cannot be responsible for results which differ from the samples.

Hardwood Flooring

The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring normal appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. The vendor agrees to install any hardwood flooring ordered by the purchaser in good and workmanlike manner, but shall not be responsible for, and is hereby released by the purchaser from responsibility and liability for cupping and shrinkage of hardwood flooring.

Shrinking and expanding/cupping of the hardwood floors may occur if the humidity levels in the home are not kept at industry recommendations. If the hardwood floors shrink or expand due to the homeowner not complying with these levels, the hardwood floor will no longer be under warranty and it will be the homeowner's responsibility to repair the flooring.

Stain Colours

Due to many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplaces, will not be identical to samples. Factors such as density, age humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. We will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.

Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, pickets and rails. The purchaser is responsible for choosing the stain on these areas to their satisfaction.

Appliances

All fridge openings are set to builder's standard width. Please advise Décor Centre at time of colour appointment if custom sizing of cabinets is required for any built - in appliances. The purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

Kitchen Cabinets

The kitchen you order/purchase will undoubtedly contain slight colour variations. The degree of these variations is virtually impossible to determine before the kitchen is installed in its intended location. The amount of and type of lighting will also affect various highlights in the finish. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of a wood kitchen.

Shrinking and expanding of the kitchen cabinets may occur if the humidity levels in the home are not kept at industry recommendations. If the cabinets shrink or expand due to the homeowner not complying with these levels, the cabinets will no longer be under warranty and it will be the homeowner's responsibility to repair the cabinets.

Plaster Mouldings and Medallions

Plaster mouldings will not be installed in open to above areas or areas with 2 storey elements.

Metal Spindles

Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending on the colour chosen. This is a natural effect of wrought iron and should not be construed as a defect or damage.

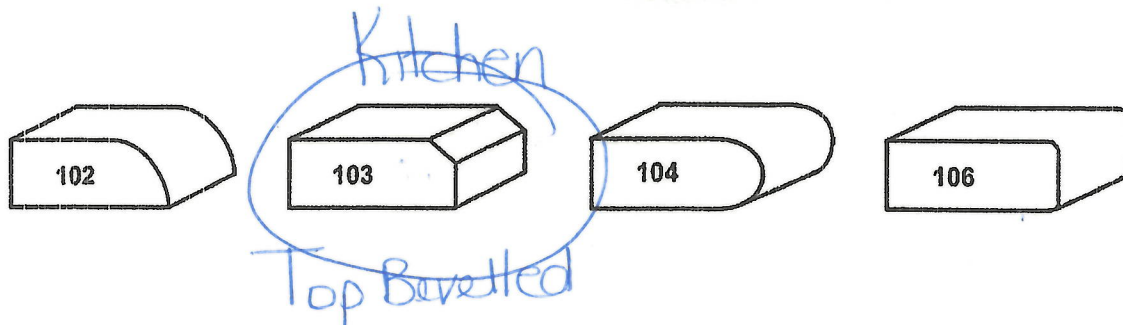
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): Vipin Chandra Date: May 12/2021

Lot 32
Orchards
Enclave

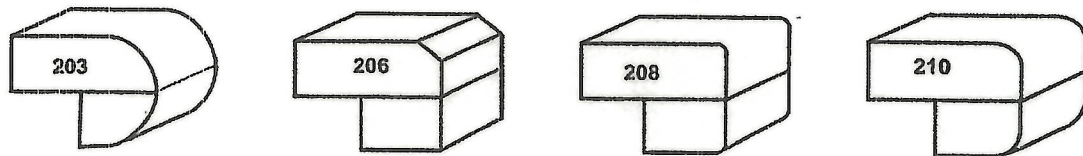
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



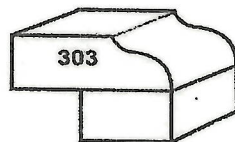
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE

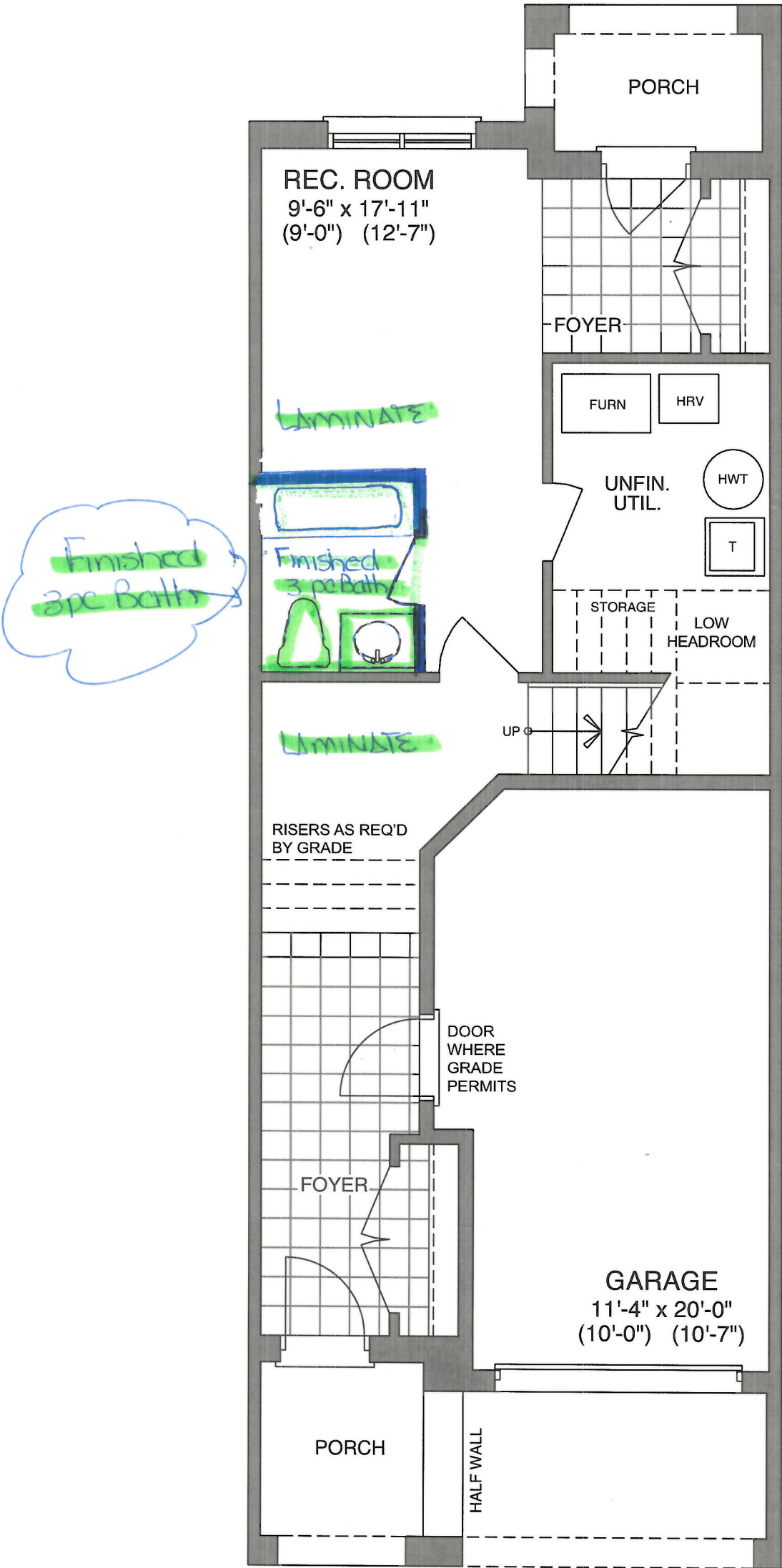


Sign
Sign

Vipin Dharwadkar

Date May 12 / 2021
Date

Lot 32
Drchards
Encave



GROUND FLOOR - ELEV A1 & A2

Sign
Slip

Vipin B. Hosen

Date May 12/2021
Date

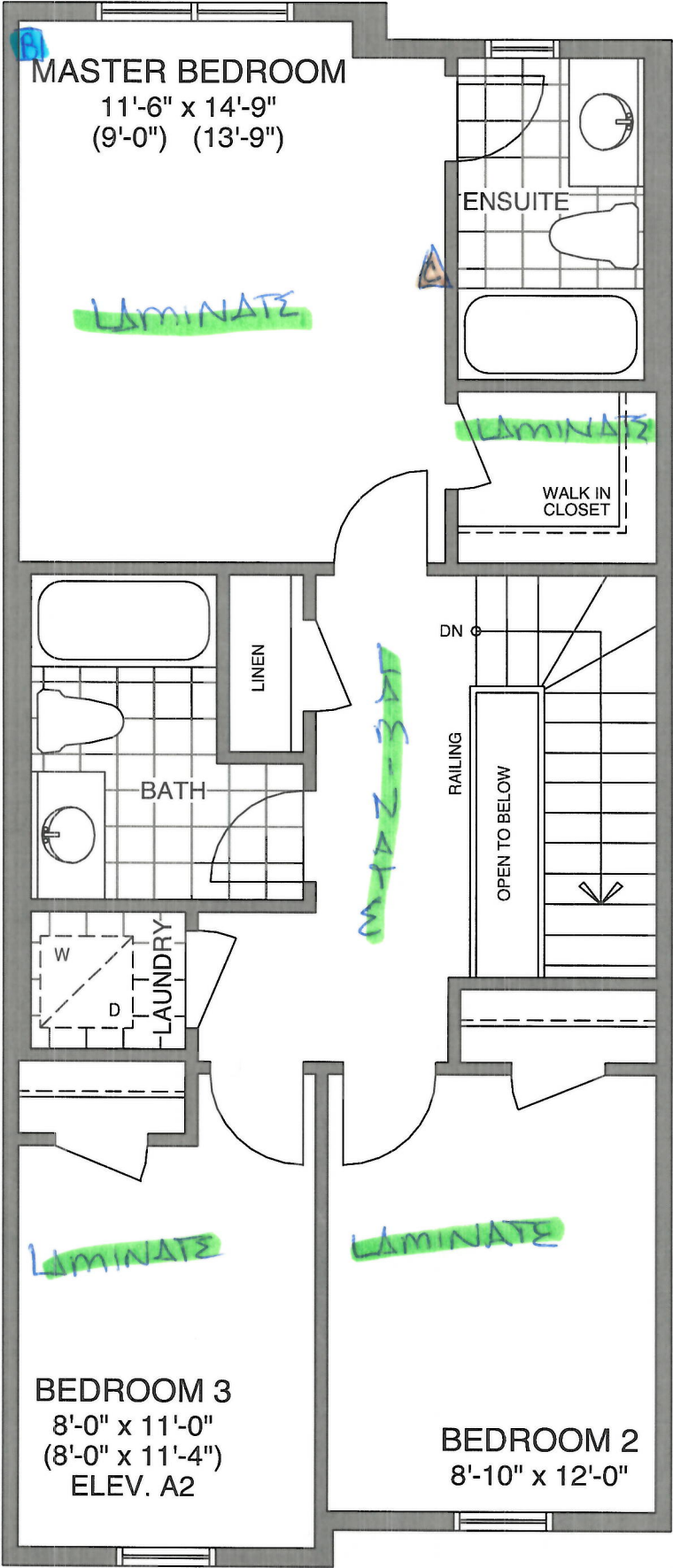
Lot 32
Orchards
Enclave



MAIN FLOOR - ELEV A1 & A2

Sign Vipin Dheer Date May, 12/2021
Sign Date

Lot 32
Orchards Enclave



THIRD FLOOR - ELEV ~~A1~~ & A2

Sign Vipin Bhargava
Sign

Date May 12/2021
Date



CONSTRUCTION SUMMARY

Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: VIPIN CHANDRA and SHALINI NAITHANI

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
32 Block F / 1		The Victoria (TB-3)		22-Mar-22

Agreement of Purchase and Sale

Central air conditioner (builders standard line) <i>Worksheet</i> Note:	
Laminate Flooring in lieu of carpet on main floor, as per plan, from builders standard samples. <i>Worksheet</i> Note:	
Granite kitchen countertops, (as per plan-from builders standard samples). <i>Worksheet</i> Note:	



CONSTRUCTION SUMMARY

Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: VIPIN CHANDRA and SHALINI NAITHANI

TEL:

LOT / PHASE 32 Block F / 1	REG. PLAN #	HOUSE TYPE The Victoria (TB-3)		CLOSING DATE 22-Mar-22
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1) CONSTRUCTION

1 - FINISHED BATHROOM - OPTIONAL - 3 PIECE BATH (TUB, VANITY SINK, AND TOILET) AS PER PLAN 12May21 Note: 11,603/37685	
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4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY 12May21 Note: 11,603/37697	
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5) ELECTRICAL

1 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH - LIGHT CAPPED (LIVING ROOM) SEE PLAN 12May21 Note: 11,603/37690	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) - LIVING ROOM - SEE PLAN, BESIDE CABLE ON WALL AT 5 1/2 FT FOR FUTURE WALL MOUNT TV 12May21 Note: 11,603/37689	

6) FLOORING & WALL TILE

1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - BEDROOM 3 (UPGRADE FROM CARPET) - 12May21 Note: 11,603/37695	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - BEDROOM 2 (UPGRADE FROM CARPET) - 12May21 Note: 11,603/37694	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - MASTER BEDROOM (UPGRADE FROM CARPET) - 12May21 Note: 11,603/37693	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - UPPER HALL (UPGRADE FROM CARPET) - 12May21 Note: 11,603/37692	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - GROUND FLOOR STAIR LANDING (UPGRADE FROM CARPET) - 12May21 Note: 11,603/37691	

9) CABINETRY

1 - APPLIANCE CABINETS - FRIDGE - 66CM DEEP FRIDGE ENCLOSURE (COUNTER DEPTH) WITH NO WALLS ([2] 66CM DEEP GABLES AND [1] 66CM DEEP CABINET) (THIS IS NOT A ZERO CLEARANCE ENCLOSURE. STANDARD HEIGHTS AND WIDTHS WILL BE USED.) 12May21 Note: 11,603/37687	
1 - **PURCHASER REQUESTS STANDARD APPLIANCE OPENINGS** 12May21 Note: 11,603/37686	

STAIR AND RAILING

1 - STAIN STAIR AND RAILING 12May21 Note: 11,603/37701	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH LAMINATE LANDING) 12May21 Note: 11,603/37700	

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